

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF PUERTO RICO**

IN RE:

Case No.:09-06437-ESL

**CARLOS L BELTRAN RODRIGUEZ
INES GONZALEZ ROSADO**

Chapter 11

Debtors.

/

APPLICATION FOR LEAVE TO RETAIN REALTOR

TO THE HONORABLE COURT:

NOREEN WISCOVITCH RENTAS, duly appointed Chapter 11 Operating Trustee in this case (“Trustee”), states and request relief as follows:

1. The Trustee seeks to employ, MIGUEL RAMOS RIVAS owner and President of **National Executive Real Estate** to procure the sale of real property pertaining to the Estate and other related corporations. There are multiple properties owned by the Debtors, including realties which belong to other related corporations.
2. Miguel Ramos Rivas procured the sale of a realty related company CBR Properties, Corp. The sale is pending closing. The rate of commission in that particular sale is 5%. Per the Contract, the fees will be split between Ramos and the buyer realtor as it is customarily among realtors in which one brings the buyer and the other is the realtor for the seller.
3. **National Executive Real Estate** will be responsible of all selling and marketing efforts and will conduct the sale of the property in accordance to the notice of sale to be filed and noticed to creditors and parties in interest on even date.

4. To the best of the Trustee's knowledge, the firm and the professional whose employment is sought has no connection with the Trustee, the Debtor, the creditors, any parties in interest, their respective attorneys or accountants, the office of the US Trustee or any person employed by said office. Except that the realtor was contacted by the Debtors to represent them in the sale of a realty pertaining to an affiliated corporation CBR Properties, Corp.
5. The Trustee further believes that in the discharge of her duties the firm and its representative will not hold any interest adverse to the herein Estate and will be a disinterested person as defined by 11 U.S.C. §§101(14), 327.
6. The proposed realtor will be paid for its services as follows: In the event of a sale procured by **National Executive Real Estate**, in compliance with the terms, conditions, and minimum price detailed a the notice of sale, **National Executive Real Estate** will receive a commission at the rate of 2-5% of the gross sales price. These commissions are to be paid by the Estate, after notice and hearing and allowance by the Court.

WHEREFORE, the Trustee, Noreen Wiscovitch Rentas, respectfully requests an order authorizing the Trustee to retain the services of MIGUEL A. RAMOS RIVAS and **National Executive Real Estate**, to act as Realtor for the Trustee in the sale of various realties property of the Estate or property of an affiliated corporation and for any further relief this Court deems just and proper under the circumstances.

NOTICE TO ALL CREDITORS AND PARTIES IN INTEREST

Within fourteen (14) days after service as evidenced by the certification, and an additional three (3) days pursuant to Federal Rule of Bankruptcy Procedure 9006(f) if you were served by mail, any interested party whom against this paper has been served, or any other party to the action who objects to the relief sought herein, shall serve and file an objection or other appropriate response to this paper with the Clerk's Office of the U.S. Bankruptcy Court for the District of Puerto Rico. If no objection or other response is filed

within the time allowed herein, the paper will be deemed unopposed and may be granted unless: (i) the requested relief is forbidden by Law; (ii) the requested relief is against public policy; or (iii) in the opinion of the Court, the interest of justice requires otherwise.

I HEREBY CERTIFY that a true and correct copy of the foregoing was mailed by US Mail to all creditors and interested parties on the attached list on this 31st day of March, 2011.

/s/Noreen Wiscovitch-Rentas
NOREEN WISCOVITCH RENTAS
CHAPTER 11 TRUSTEE
PMB 136
400 Calle Kalaf
San Juan, Puerto Rico 00918
Tel: (787) 946-0132
Fax: (787) 946-0133
noreen@nwr-law.com

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF PUERTO RICO**

IN RE:

Case No.:09-06437-ESL

CARLOS L BELTRAN RODRIGUEZ
INES GONZALEZ ROSADO

Chapter 11

Debtors.

VERIFIED STATEMENT PURSUANT TO LOCAL RULE 2014

I, Miguel A Ramos Rivas d/b/a President of National Executive Real Estate, respectfully, states:

1. I am duly licensed to conduct business in Puerto Rico. My realtor license number is 5113.

2. I maintain offices in Urb. Villa Graciela, Domingo Fidalgo Avenue, A-6, Juncos, PR 00777. Telephone numbers: (787) 734-6060 and Fax (787) 713-0120.

3. I am a disinterested person pursuant to 11 U.S.C. §101(14). Neither National Executive Real Estate, nor myself, nor my employees, have any prior connection with the Trustee, the Debtor, creditors, any other party in interest their respective attorneys and accountants, and the US Trustee Office. Except that prior to filing this application I entered into a contract for the sale of a realty owned by CBR Properties, Corp. I have not sold any other realty for the Debtors in this case.

4. I know of no reason why I cannot faithfully discharge its duties as Realtor for the Estate and should not be considered disinterested party within the meaning of 11 U.S.C. §101(14) and §327 of the Bankruptcy Code. I do not hold or represent an interest adverse to the Estate. There is an agreement with a Third Party to share the fees in connection with the sale of the realty owned by CBR Properties. The fee sharing agreement is shown in the

contract for purchase of the Realty. An application for compensation will be prepared and filed pursuant to Fed.R.Bank.P. 2016.

5. I understand that I shall be paid for the services performed from the proceeds of any sale which the buyer is procured through my service, at a rate described in the Application for Leave to Retain Realtor, upon approval of the Court.

6. I will amend this statement immediately upon my learning that: (a) any of the representations made herein are incorrect, or (b) there is any change of circumstance relating thereto.

7. I have reviewed the provisions of LBR 2016-1.

DECLARATION

I, Miguel A Ramos Rivas, declare under penalty of perjury that the above document has been drafted in accordance with my instructions and that the statements made are true and correct to the best of my knowledge, information and belief.

In San Juan, Puerto Rico, this 31st day of March, 2011.



MIGUEL A RAMOS RIVAS



PO Box 1211, Juncos, PR 00777•Tel. (787) 734-6060•Fax (787) 713-0120

CURRICULUM VITAE

PRESIDENT:

Miguel A. Ramos Rivas
Lic. 5113

ESTABLISHED:

June 6, 1992

MOTTO:

"More than a client, a friend ..."

MISSION:

Represent and protect the interests of those seeking our services with honesty and professionalism. Promoting excellence in service and confidentiality as well as an effective marketing benefit and satisfaction of all parties as more than clients, we want to become friends.

SERVICES:

We offer an excellent service in buying, selling and marketing their properties. Our greatest commitment is to satisfy the needs of our customers. We are distinguished by the cordial and respectful care we provide.

Work and qualify prospective customers with various financing programs:

FHA
Conventional
Act 124
Program Home
203 K
Ley 121
Housing Bank
FmHA L + V 100%
Project Development Consultancy, Residential, Commercial and Industrial

TEAM MATES:

Yelitza Santana Rodríguez
Administrative Assistant

Nermin Ramos Reyes
Assistant

José Félix Falero Ríos
Real Estate Broker
Lic. Number 11583

José L. Ríos Meléndez
Real Estate Broker
Lic. 11097

Arnaldo R. Hernández Rosa
Real Estate Broker
Lic. 10775

Carmen M. Rivera Aponte
Real Estate Broker
Lic. 1990

Marisol Pabón González
Real Estate Broker
Lic. 13606

Joaquín Torres Guadalupe
Real Estate Broker
Lic. 12522

Wanda J. Vázquez Brito
Real Estate Broker
Lic. 12974

Antonio Aponte Sánchez
Real Estate Broker
Lic. 15477

Rafael J. Uceta Grullón
Real Estate Broker
Lic. 14056

Luanna L. Santos Isales
Real Estate Broker
Lic. 16053

Isis Reyes Carrasquillo
Real Estate Broker
Lic. 2355

Israel Avilés Ramos
Real Estate Broker
Lic. 7380

Jowilliam Calo Passalacqua
Real Estate Broker
Lic. 15035

RESIDENTIAL PROJECTS ACHIEVED:

Urbanización Colinas de Juncos
Gurabo Arriba Ward, Juncos, Puerto Rico
Sales and marketing 60 residences

Urbanización Rancho Bonito
Ceiba Norte Ward, Juncos, Puerto Rico
Sales and marketing 72 residences
FmHA

Urbanización Extension Reparto Valenciano
Mamey Ward, Juncos, Puerto Rico
Sales and marketing 24 homes
FmHA

Urbanización Lirios Cala I
Lirios Ward, Juncos, Puerto Rico
Sales and marketing 300 residences
FmHA, FHA

Urbanization Lirios Cala II
Lirios Ward, Juncos, Puerto Rico
Sales and marketing of 252 units
FmHA, FHA

Urbanización Estancias de Juncos
Sales and marketing of 252 units
FmHA, FHA

Urbanización Hacienda Grande
Naguabo, Puerto Rico
Management and Consulting

Urbanización Extension O'Neill
Manatí, Puerto Rico
Sales and Marketing

Jesús María Sanromá
Carolina, Puerto Rico
Sales and Marketing
Social Interest Project

COMMERCIAL PROJECTS ACHIEVED:

Colegio Corazón de María, Inc.
Consulting permits, financing and Inspection
Ceiba Norte Ward, Juncos, Puerto Rico

Juncos Plaza Shopping Center
Permitology Consultancy, Financing and Sale
Ceiba Norte Ward, Juncos, Puerto Rico

Praderas del Río (Today Amgen)
Administration Permitology consulting, financing and sale
Ceiba Norte Ward, Juncos, Puerto Rico

Plaza Paseo de Tena
Administration Permitology consulting, financing and sale
Ceiba Norte Ward, Juncos, Puerto Rico

La Coroza Industrial Park
Administration Permitology Consulting, Financing and Sale
Ceiba Norte Ward, Juncos, Puerto Rico

Naguabo Food Court
Administration Permitology Consulting, Financing and Sale
Mariana Ward, Naguabo, Puerto Rico

Oriental Sand and Gravel
Permitology Advisor, Industrial and Sales Consultancy
Aguacate Ward, Yabucoa, Puerto Rico

South East Manufacturing
Industrial and Manufacturing Project Arena
Yabucoa, PR

Walmart Supercenter
Consulting and Sale
Hatillo, PR

Walgreens
Consulting and Sale
Las Piedras, PR

Areneras BM
Consulting and Sale
San Lorenzo, PR

JF & Asociados
Proyecto de Manufactura de Arena
Consulting and Sale
Juncos, PR

PROJECTS CONTRACTED TO BE HELD AND SALE PROCESS:

Palma Real Jobos (Walk Up)
Sales and Marketing 42 apartments
Bajuras Ward, Isabela, Puerto Rico

Proyecto Vistas de Florida
Ley 124
Sales & Marketing, 24 apartments
Florida Ward, San Lorenzo, Puerto Rico

Condominio San Francisco
Sales and marketing 40 apartments
Ley 124
Gurabo Arriba Ward, Juncos, Puerto Rico

Proyecto Florida Hills
Sales and marketing of 37 homes
Florida Ward, San Lorenzo, Puerto Rico

Plaza Punta San Juan (Commercial Project)
Road 3 Intersection 985
Quebrada Ward, Fajardo, Puerto Rico

Urb. Estancias de Andalucía
Ley 124
Consulting, Sales and Marketing of 176 Units
Lirios Ward, Juncos, PR

Condominio Avalon
Sales & Marketing, 18 Units
Río Piedras, PR

Urb. Laderas de Las Piedras
Consulting, Sales and Marketing / Act 124
Las Piedras, PR

Alturas de Lirios Cala
34 Units, FHA, FmHA
Juncos, PR

Haciendas de Yabucoa
263 units, FHA, FmHA
Yabucoa, PR

Laderas de Humacao
Consulting
Humacao, PR

Monte Brisas
Consulting
Fajardo, PR

JOB EXPERIENCE

National Executive Real Estate

Tasks: As President, I carry out all functions of the general administration of my office such as supervising brokers, vendors and Administrative Assistant in the business of Real Estate, offering the best customer service to our commercial, industrial, agricultural, agro-industrial and residential, complying with the Laws of Puerto Rico, under the Code of Ethics of the Board of Realtors.

Plus Realty

Tasks: Real Estate Broker, listing residential properties for sale or selling properties in the portfolio, processes all documentation for the financing and help customers to complete transactions in real estate.

Distribuidora Vázquez

Tasks: Sell staples to different businesses and develop new routes in the area east of Puerto Rico.

AL Williams Ins. Serv.

Task: Starting as an insurance salesman, reaching the position of Vice President, where he recruited and trained staff in the area of life and disability insurance. Manage and supervise its own office to 47 people teams in different regions of the island

Universidad del Turabo

Role: Assistant Director of Security - security administrative tasks in providing services to students, such as traffic regulations on campus, tuition and social activities.

Colmado Ramos

Tasks: Manage, buy merchandise for the business, accounts receivable, assist customers to offer the best services.

RELATED CONTRIBUTIONS

Management Advisory Board

Colegio Corazón de María, Juncos, Puerto Rico
1994-2002

The advisor to the Board of Community Land Management Plan of the Municipality of Juncos

2000

Vice President of Veterinary Medicine Institute

2003-2004

Vice President of National Large And Small Animal Shelter Home, Inc.

2003

An adviser to the Diocese of Caguas

2001-2003

Secretary of the Management Board

Liga de Baloncesto Infantil de Juncos, Puerto Rico
1997-1999

SEMINARS AND EDUCATION

- Tax Reform
- Sale of Business in Motion, Certified Public Accountants Association of Puerto Rico.
- 203-K-Financing
- Legal and New Projects
- Financing
- Introduction to Internet
- Pricing Analysis
- Loans-Internet Technology
- Real Estate Contracts
- Financing 100% Federal Grant 502 and 504
- The Market for New Projects (Marketing Properties)
- Mortgage-Technology through the Internet
- Evaluation of Properties and Interpretation of the Taxation
- Land Registry
- Marketing and Publicity Via Internet and MLS
- Bankruptcy Law
- Sales and Self Motivation Techniques
- Act 124
- Ley 121
- Home Program
- Project Management
- Technical Cost Estimates
- Analysis and Evaluation
- Economic Viability of a Project
- Microsoft Project I and II

Label Matrix for local noticing

0104-3

Case 09-06437-ESL11

District of Puerto Rico

Old San Juan

Thu Mar 31 12:44:09 AST 2011

FIRSTBANK PUERTO RICO

ENR & ASSOCIATES

PO BOX 191017

SAN JUAN, PR 00919-1017

BANCO POPULAR DE PUERTO RICO

PO BOX 362708

SAN JUAN, PR 00936-2708

Chevron Puerto Rico, LLC

William Estrella Law Offices

PO Box 9023596

Old San Juan, PR 00902-3596

JUNCOS SERVICE STATION

39 PORT ROAD

LAS PALMAS

HUMACAO, PR 00791-6052

LAS PIEDRAS SERVICE STATION

39 PORT ROAD

LAS PALMAS

HUMACAO, PR 00791-6052

ORIENTAL BANK & TRUST as successor in intere

PO BOX 11750

FERNANDEZ JUNCOS STATION

SAN JUAN, PR 00910-2850

POPULAR AUTO

YASMIN R VAZQUEZ ESQ

PO BOX 366818

SAN JUAN, PR 00936-6818

STATE INSURANCE FUND CORP

ALEJANDRO A SUAREZ CABRERA ESQ

PO BOX 365028

SAN JUAN, PR 00936-5028

TORAL PETROLEUM CORPORATION

O'Neill & Gilmore, PSC

Citibank Towers Suite 1701

252 Ponce de Leon Ave.

San Juan, PR 00918-2001

TOTAL PETROLEUM PUERTO RICO CORP

PO BOX 362916

SAN JUAN, PR 00936-2916

TREASURY DEPT/DEPT JUSTICE PR

YANINA RUFAT GARCIA ESQ

PO BOX 9020192

SAN JUAN, PR 00902-0192

UNITED STATES OF AMERICA

US DEPT OF JUSTICE TAX DIVISION

PO BOX 227 BEN FRANKLIN STATION

WASHINGTON, DC 20044-0227

US TRUSTEE

EDIFICIO OCHOA

500 TANCA STREET SUITE 301

SAN JUAN, PR 00901-1938

WESTERNBANK PUERTO RICO

JESUS R RABELL MENDEZ ESQ

PO BOX 195580

SAN JUAN, PR 00919-5580

US Bankruptcy Court District of P.R.

U.S. Post Office and Courthouse Building

300 Recinto Sur Street, Room 109

San Juan, PR 00901-1964

ARCH CHARLES DE JESUS

PO BOX 29325 65 INF STATION

SAN JUAN PR 00929-0325

BANCO POPULAR DE PUERTO RICO

BANKRUPTCY DEPARTMENT

PO BOX 366818

SAN JUAN PR 00936-6818

BANCO POPULAR PUERTO RICO

POPULAR CENTER

209 AVE MUNOZ RIVERA

SAN JUAN, PR 00918-9948

Best Petroleum Inc.

P.O. Box 9525

Bayamon, PR 00960-9525

BitaFull Inc.

PMB 1778

San Juan, PR 00917-3132

CARLOS BELTRAN GONZALEZ

SUNRISE AT PALMAS

95 MORNING DEW

HUMACAO, PR 00791-6316

Carlos Beltran

Port Road # 39

Humacao, PR 00791-6052

Carlos Beltran Rodriguez

Palmas Del Mar

Port Road #39

Humacao, PR 00791-6052

Crim

P.O. Box 195387

San Juan, PR 00919-5387

DEPARTAMENTO DE HACIENDA PR

P.O. BOX 9024141

SAN JUAN, PR 00902-4141

DEPARTAMENTO DE HACIENDA PR

Sec. De Quiebras Ofic. 424-B

P.O. Box 9024140

SAN JUAN, PR 00902-4140

EBP DESIGN GROUP CONSULTING ENGINEERS PSC

207 DEL PARQUE ST

4TH FLOOR

SAN JUAN PR 00912-3237

EFRAIN CASILLAS

P.O. BOX 775

JUNCOS, PR 00777-0775

EURO BANK

270 AVE MUNOZ RIVERA

SAN JUAN, PR 00918-1901

FIRST BANK
AVE MUÑOZ RIVERA # 876
HYDE PARK, RIO PIEDRAS, PR 00927-4307

FIRSTBANK PUERTO RICO
ENRIQUE NASSAR RIZEK & ASSOCIATES
PO BOX 191017
SAN JUAN PR 00919-1017

(p)INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

Internal Revenue Service
Citi View Plaza #2
48 Carr 165 Suite 2000
Guaynabo, PR 00968-8000

JC PENNEY
PO BOX 960090
ORLANDO, FL 32896-0090

Juncos Service Stattion
Carr. 185 Kl. 20.0
Juncos, PR 00777

KELVIN HERNANDEZ
SUNRISE AT PALMAS
90 SHADOW MIST
HUMACAO, PR 00791-6306

Las Piedras Service Stattion
Carr. 183 Kil. 20.7
Las Piedras, PR 00771

OC ENGINEERING GROUP PSC
URB SANTIAGO IGLESIAS
1344 CALLE ESTEBAN ORTIZ
SAN JUAN PR 00921-4105

POPULAR AUTO
BANKRUPTCY DEPARTMENT
PO BOX 366818
SAN JUAN PUERTO RICO 00936-6818

POPULAR AUTO (POPULAR LEASING)
BANKRUPTCY DEPARTMENT
PO BOX 366818
SAN JUAN PUERTO RICO 00936-6818

Puerto Rico Department of Labor
Collection Unit - 12th Floor
505 Muoz Rivera Ave
San Juan PR 00918-3352

Ramon Lebron Ocasio
HC40 Box 47250
San Lorenzo, PR 00754-9907

SEARS CREDIT
PO BOX 183081
COLUMBUS OH 43218-3081

STATE INSURANCE FUND CORPORATION
PO BOX 365028
SAN JUAN, PR 00936-5028

TORAL PETROLEUM CORP
KM 8 3 Rr 2
Bayamon, PR 00961-3507

Toral Petroleum Corporation
PO Box 9335
Bayamon, Pr 00960-9335

Total Petroleum Puerto Rico Corp.
c/o Jorge A. Cartaya
P.O. Box 9023557
San Juan, P.R. 00902-3557

Treasury Department Of Puerto Rico
Federal Litigation Div, Dept. Of Justice
P.O. Box 9020192
San Juan, PR 00902-0192

Visa
P.O. Box 70100
San Juan, PR 00936-8100

WESTERN BANK/BANCO POPULAR
269 AVE PONCE DE LEON
SAN JUAN, PR 00917-1918

WESTERNBANK
270 AVE MUÑOZ RIVERA
SAN JUAN, PR 00918-1901

WESTERNBANK/BANCO POPULAR DE PUERTO RICO
PO BOX 1450
MAYAGUEZ, PR 00681-1450

CARLOS L BELTRAN RODRIGUEZ
PO BOX 775
JUNCOS, PR 00777-0775

ENRIQUE J SILVA ALMEYDA
PMB 201 3071 ALEJANDRINO AVE
GUAYNABO, PR 00969-4800

INES GONZALEZ ROSADO
PO BOX 775
JUNCOS, PR 00777-0775

MONSITA LECAROZ ARRIBAS
OFFICE OF THE US TRUSTEE (UST)
OCHOA BUILDING
500 TANCA STREET SUITE 301
SAN JUAN, PR 00901-1938

NOREEN WISCOVITCH RENTAS
PO BOX 20438
WEST PALM BEACH, FL 33416-0438

RAMON LEBRON OCASIO
HC 40 BOX 47250
SAN LORENZO, PR 00754-9907

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Internal Revenue Service
Centralized Insolvency Operations
O.O. Box 1126
Cincinnati, OH 45999-0039

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Banco Popular de Puerto Rico

(d)CARLOS BELTRAN GONZALEZ
SUNRISE AT PALMAS
95 MORNING DEW
HUMACAO, PR 00791-6316

(d)CARLOS BELTRAN GONZALEZ
SUNRISE AT PALMAS
95 MORNING DEW
HUMACAO, PR 00791-6316

End of Label Matrix

Mailable recipients	58
Bypassed recipients	3
Total	61